

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality of West St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-338-0306.

Thursday
2026-10-08
6:00 p.m.

Council Chambers
3550 Main Street, West St. Paul, MB
Rural Municipality of West St. Paul

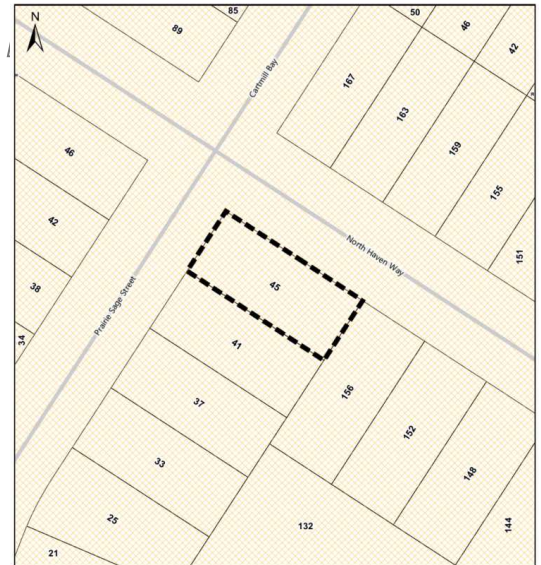
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO-2026-111
Applicant: YADWINDER BRAR
Property Location: 45 PRAIRIE SAGE ST
Roll #: 28494.0
Legal: Lot 1, Block 4, Plan 68670

Application Purpose:

The applicant is proposing a walkway adjacent to the existing front yard driveway, which would project into the side yard property line. The walkway would result in an 8 inch setback to the side yard property line, below the 1 foot requirement for uncovered walks.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Projections into Required Yards (3.24)	Open arbours, lighting fixtures, steps, landscape architectural features or guard railing, trellises or uncovered walks may be located in any required yard provided that any projection is not closer than one foot from the side or rear site line.	Uncovered walk projection to be 8 inches (0.67 ft) from the side yard property line.

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

VARIANCE APPLICATION REPORT

Date	2026-09-17
Application File	VO-2026-111
Applicant	YADWINDER BRAR

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	45 PRAIRIE SAGE ST, Rural Municipality of West St. Paul 28494.0 Lot 1, Block 4, Plan 68670
Zoning	"RS" Serviced Residential R.M. of West St. Paul - Zoning By-Law No. 2/99 P
Development Plan Designation	Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Emerging Residential Neighbourhood - Middlechurch Secondary Plan
Property Size	0.13 acres 50 feet <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Projections into Required Yards (3.24)	Open arbours, lighting fixtures, steps, landscape architectural features or guard railing, trellises or uncovered walks may be located in any required yard provided that any projection is not closer than one foot from the side or rear site line.	Uncovered walk projection to be 8 inches (0.67 ft) from the side yard property line.

Application Purpose

The applicant is proposing a walkway adjacent to the existing front yard driveway, which would project into the side yard property line. The walkway would result in an 8 inch setback to the side yard property line, below the 1 foot requirement for uncovered walks.

This application was circulated to the municipality, and their condition is outlined below.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 97(1) of *The Planning Act*, on completion of the public hearing, Council may:

(a) reject the requested variance; or

(b) vary the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance:

(i) will be compatible with the general nature of the surrounding area;

(ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

(iii) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. The sump pump discharge is to be relocated to the south (right) side of the home so it doesn't drain on public road right-of-way.

LETTER OF INTENT

Homeowner: Yadwinder Singh Brar

Date: Sep 09, 2026

Property Address: 45 Prairie Sage Street, West Saint Paul

Subject: Constructed a walkway adjacent to the existing front yard driveway

The pathway, situated adjacent to the southwest side of the existing driveway in the front yard of the mentioned address, is exclusively designated for the private use of our family. Recently completed, the concrete pad walkway serves the purpose of extending and widening the sidewalk to grant access to the backdoor on the left side of the house.

The walkway is serving as means of entry into the house through the backdoor, particularly when the driveway is occupied by cars. To ensure a smooth and uniform pathway, the existing driveway was expanded 4 ft on the left side, aligning with the extension of the walkway to the existing left side door.

It is crucial to note that this addition is intended to enhance access for friends and family members and is not meant for any commercial or business purposes. The construction of the new walkway complies with the regulations outlined in the Rural Municipality of West St. Paul Zoning By-Law 2/99P, specifically referencing Section 3.24.1.6.

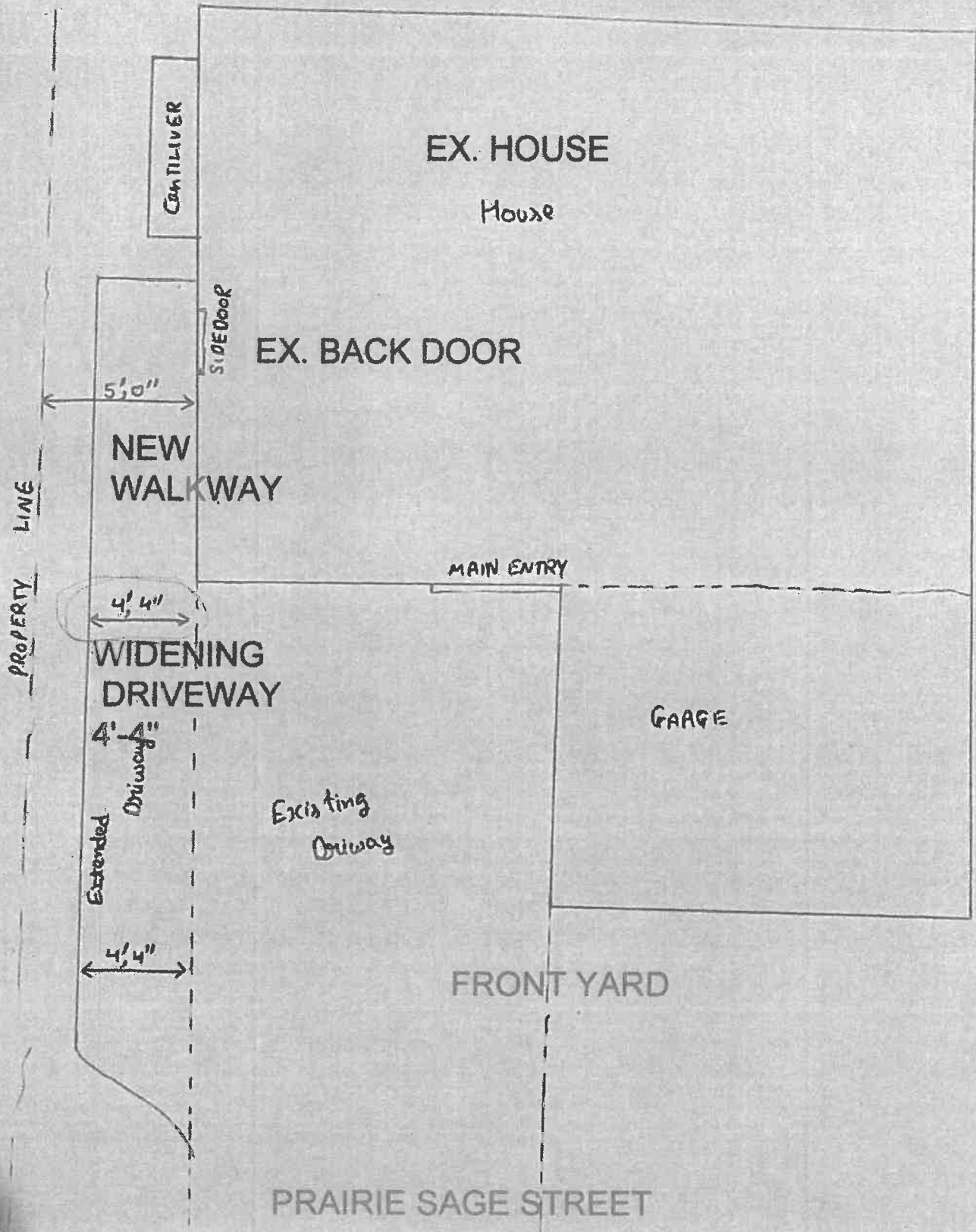
Should there be any desire to repurpose this side walkway for different uses now or in the future, there is a commitment to inform the West Saint Paul Red River Planning District and apply for the necessary permits accordingly.

Homeowner signature: _____

Date: _____

SEP 09, 2026

45 PRAIRIE Sage Street,
West St. Paul, MB
R4A 7A2



Comments: RM of West St Paul

Administration recommend the following condition:

1. The sump pump discharge is to be relocated to the south (right) side of the home so it doesn't drain on public road right-of-way.